



**GASCOIGNE
HALMAN**

THE FARTHING, LYMM

THE AREAS LEADING ESTATE AGENT

| OFFERS OVER £300,000

Situated in the sought-after Farthings development, Lymm, this delightful three bedroom, two bathroom end town house is now available for sale. Boasting a leasehold tenure, this property offers a perfect blend of comfort and style.

DESCRIPTION

Upon entering, you are greeted by an entrance hallway, spacious living room and recently upgraded fitted kitchen with feature Belfast kitchen sink. The property also benefits from a downstairs WC adding convenience to everyday living.

This charming well appointed property features three good sized double bedrooms, with the master bedroom located on the second floor complete with an en-suite shower room. The property is conveniently located within close proximity to Lymm's fantastic village amenities, restaurants and famous Trans-Pennine-Trail.

Outside, the property features an enclosed low maintenance garden with patio area and artificial grass. A driveway to the front for a single car alongside a separate allocated parking space to the rear ensure parking is never an issue.

With a price guide of offers over £300,000, this property presents a wonderful opportunity to own a lovely home in a desirable location. Don't miss out on the chance to make this property your own. Contact Gascoigne Halman today to arrange a viewing.

DIRECTIONS

SAT NAV:- WA13 9JD

LOCATION

Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on

the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the TransPennine Trail and the Bridgewater Canal. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. The Metrolink to Manchester can be accessed via the Altrincham interchange and Warrington Bank Quay is the closest Intercity link to London Euston. Lymm affords access to outstanding pre-school, primary and high school education in the state and private sector. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football.

TENURE

Leasehold. 999yrs. 977 yrs remaining.
Ground Rent £150 pa Service Charge £352.60 pa

LOCAL AUTHORITY

Warrington Borough Council Tax Band:- D

ENERGY PERFORMANCE RATING

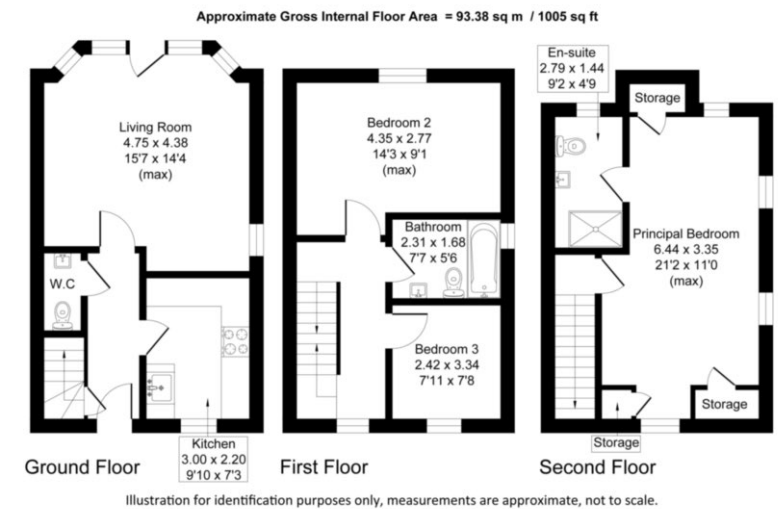
EPC RATING:- tbc

VIEWING

Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.



LYMM OFFICE

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